

January 21, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**TRANSFER AND ACCEPTANCE OF REAL PROPERTY LOCATED ON IMPERIAL
HIGHWAY BETWEEN ALVARO AND SLATER STREETS IN THE
UNINCORPORATED WILLOWBROOK AREA FROM THE STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION AND CONVEYANCE OF TITLE TO THE
CENTURY COMMUNITY CHILDREN'S CENTERS, INCORPORATED
(SECOND) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the attached Real Property Donation and Transfer Agreement with the State of California Department of Transportation (Caltrans) and instruct the Chair of the Board to sign the Agreement.
2. Accept title to the real property, for no monetary consideration, as legally described in Caltrans Director's Deed Number DD980491-01-01 attached hereto, and instruct the Chair of the Board to sign the attached Certificate of Acceptance.
3. Find that the real property is not needed for County use and that the transfer of title, for no monetary consideration, to Century Community Children's Centers, Incorporated, a California nonprofit corporation, is in the best interests of the County and the general public.
4. Approve the attached Real Property Transfer Agreement with Century Community Children's Centers, Incorporated and instruct the Chair of the Board to sign the

Agreement.

5. Approve the conveyance of the County's right, title, and interest to the real property, for no monetary consideration, to the Century Community Children's Centers, Incorporated and instruct the Chair of the Board to sign the attached Quitclaim Deed.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

The purpose of the recommended actions is to facilitate and accomplish a transfer of title, for no monetary consideration, to 0.7426 of an acre of vacant unimproved real property located on Imperial Highway between Alvaro and Slater Streets in the unincorporated Willowbrook area, from the State of California Department of Transportation (Caltrans) to the County. The County, in turn, will immediately convey title to the Century Community Children's Centers, Incorporated (CCCC), a California nonprofit corporation. CCCC was established by the Century Housing Corporation (CHC) as an affiliate nonprofit corporation to hold title, develop, and operate childcare facilities on its behalf.

Caltrans desires to make available, at no cost, surplus vacant land along the Glenn Anderson (Century) Freeway to be used for development of a childcare facility as partial fulfillment of its obligations in the settlement of litigation concerning the Century Freeway (Keith v. Volpe). CCCC desires to acquire this property to develop and operate such a childcare facility, which will be open and available for all Los Angeles County residents. The County was requested to provide assistance to facilitate this real property transfer since Caltrans is unable to directly convey title for no monetary consideration to nonprofit entities, but is authorized to make such conveyances to other government agencies. Your Board has statutory authority to convey interests in real property which are not needed for County purposes to nonprofit agencies, such as CCCC, upon terms and conditions deemed appropriate by your Board in order to meet the economic, health, educational, welfare, and social needs of the County's population. In 1996, your Board assisted in facilitating a similar transfer of surplus Caltrans land located at Imperial Highway and Wilmington Avenue to the CHC, which subsequently developed and now operates the Century Community Childcare Center, which serves eighty children and their families.

FISCAL IMPACT/FINANCING

Both the conveyance of title from Caltrans to the County and from the County to CCCC involves no monetary consideration.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The acceptance of title to the property from Caltrans for no monetary consideration is authorized under Government Code Section 25355. The conveyance of title to CCCC for no monetary consideration is authorized under Government Code Section 26227. County Counsel has approved all documents in this transaction as to form.

The transfer of title is subject to a reversionary interest retained by Caltrans and, as successor in interest, by the County, which requires that a childcare facility be developed on the property and commence operation within three years from the recordation of the Caltrans Director's Deed, and that CCCC and its successors in interest will continuously operate and use a childcare facility on the property for a period of thirty years.

ENVIRONMENTAL DOCUMENTATION

The provisions of the California Environmental Quality Act (CEQA) do not apply to the recommended actions, since it can be seen with certainty that there is no possibility that these real estate transfers will have a significant effect on the environment. The scope of the childcare center development has not yet been determined, and will likely be dependent upon additional real estate acquisitions and the preparation of designs specific to the properties ultimately acquired. Once the scope of the project is determined, the development of the childcare facility by CCCC will be subject to further discretionary approvals by the County which will require CEQA compliance.

The subject real property has undergone a Phase I and Phase II Environmental Site Assessment conducted and paid for by the United States Environmental Protection Agency (USEPA) under their Brownfields Targeted Site Assessment Program. USEPA has determined that the subject real property can be used for childcare purposes without restriction. The California Department of Toxic Substances Control has reviewed USEPA's conclusion and has provided the County with a written concurrence.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended real estate transfers will not impact the delivery of County services, but will contribute to and help enable CCCC to provide needed childcare services for the Willowbrook and neighboring communities.

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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors return a conformed copy of the adopted Board letter and the executed agreements and deeds to the Chief Administrative Office, Real Estate Division for further processing.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
DS:dg

Attachments (4)

c: Auditor-Controller
County Counsel
Community Development Commission